166.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	762,000 / 762,000
					USE VALUE:	762,000 / 762,000
					ASSESSED:	762,000 / 762,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		ELMORE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LINDLEY-BELOIS KATIE
Owner 2:	
Owner 3:	
Street 1:	18 ELMORE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,744 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Aluminum Exterior and 1189 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9744.000	259,000	4,400	498,600	762,000
Total Card	0.224	259,000	4,400	498,600	762,000
Total Parcel	0.224	259,000	4,400	498,600	762,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 640.87 | /Parcel: 640.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 109965

GIS Ref

GIS Ref

Insp Date 07/26/18

!12863!

PREVIOUS ASSESSMENT

Parcel ID: 166.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	259,100	4400	9,744.	498,600	762,100	762,100	Year End Roll	12/18/2019
2019	101	FV	227,400	4400	9,744.	498,600	730,400	730,400	Year End Roll	1/3/2019
2018	101	FV	227,400	4400	9,744.	441,600	673,400	673,400	Year End Roll	12/20/2017
2017	101	FV	227,400	4400	9,744.	370,400	602,200	602,200	Year End Roll	1/3/2017
2016	101	FV	227,400	4400	9,744.	370,400	602,200	602,200	Year End	1/4/2016
2015	101	FV	215,700	4400	9,744.	320,500	540,600	540,600	Year End Roll	12/11/2014
2014	101	FV	215,700	4400	9,744.	309,900	530,000	530,000	Year End Roll	12/16/2013
2013	101	FV	198,800	4400	9,744.	294,900	498,100	498,100		12/13/2012

PRINT

Date	Time
12/11/20	02:53:39

LAST REV

Date	Time
09/04/20	09:03:12
mmcmakin	

PAT ACCT. 12863

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KENNEDY ALBERT	75329-237	1	8/10/2020	Estate/Div	1	No	No		
	10317-23		7/22/1963			No	No		Carolyn M Kennedy - DOD: 11/05/2018 - Per Let

USER DEFINED

Prior Id # 1:	109965
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/19/2012	1357	Manual	4,789					AIR SEALING & INSU
9/26/2012	1229	Redo Kit	17,300	C				
8/21/2012	1038	Demoliti	1,700					DEMO INTERIOR

ACTIVITY INFORMATION

Date	Result	By	Name
12/10/2019	OWNR INFO	JO	Jenny O
7/26/2018	MEAS&NOTICE	CC	Chris C
4/16/2013	Info Fm Prmt	EMK	Ellen K
1/30/2013	Info Fm Prmt	BR	B Rossignol
10/24/2008	Meas/Inspect	163	PATRIOT
2/9/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/8/1999	Measured	243	PATRIOT
7/13/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9744		Sq. Ft.	Site		0	70.	0.73	8									498,621						498,600	

Total AC/HA: 0.22369 | Total SF/SM: 9744 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 498,621 | Spl Credit | Total: 498,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98745072
Adj $ / SQ:	173.298
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	351906
Depreciation:	92903
Depreciated Total:	259003

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

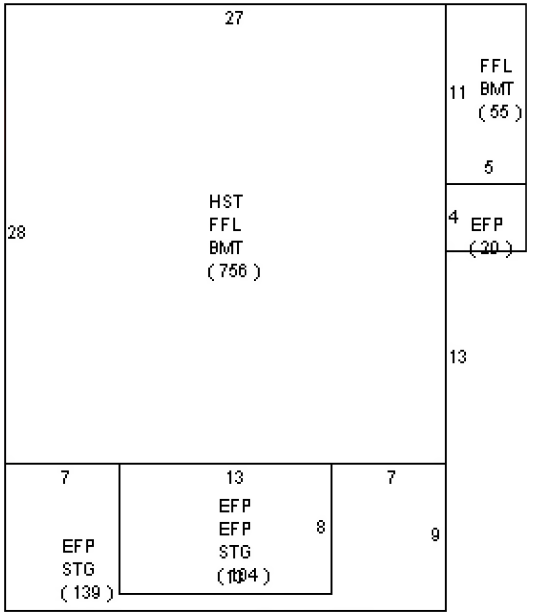
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.30
Special Features:	0	Val/Su Net:	99.23
Final Total:	259000	Val/Su SzAd	217.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	811	51.990	42,163
FFL	First Floor	811	173.300	140,544
HST	Half Story	378	173.300	65,506
EFP	Enclos Porch	367	34.210	12,555
STG	Storage	243	6.740	1,637

Net Sketched Area:	2,610			Total:	262,405
Size Ad	1189	Gross Are	2988	FinArea	1189

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

166.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X21	F	AV	1920	19.45	T	40	101			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400